

QUIT-CLAIM DEED  
With Covenant

023607

NO TRANSFER  
TAX PAIDKNOW ALL MEN BY THESE PRESENTS,

THAT, I, REBECCA J. LOOMIS of Warren, County of Knox and State of Maine, in consideration of one dollar and other valuable considerations paid by JOHN C. LOOMIS of Waterville, County of Kennebec and State of Maine, whose mailing address is 3 Brigham Street, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said JOHN C. LOOMIS, his heirs and assigns forever, a certain lot or parcel of land together with any buildings or appurtenances thereon situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Being lot numbered fifty-three (53) according to a plan of lots called Cool Street Heights, said plan being made for A. F. Hutchinson Land Company by Ernest W. Branch, Surveyor, made June 8, 1921, said plan being recorded in Kennebec Registry of Deeds, Plan Book 8, Page 72.

This conveyance is made subject to the following restrictions: No huts or shanties to be built on said lot, subject to drainage easement as now exists.

Also certain lots or parcels of land situated on Merrifield Avenue and Brigham Street, Waterville, in the County of Kennebec and State of Maine: Being lots numbered fifty-one (51), fifty-two (52) and fifty-four (54), according to a plan of lots at Cool Street Heights, belonging to the said A. F. Hutchinson Land Co., Inc. Said plan being made by Ernest W. Branch, Surveyor, dated June 8, 1921, and recorded in the Portfolio at the Kennebec County Registry of Deeds. This conveyance is made subject to a right reserved on Lot 54 to maintain surface drainage across said lot and to dig up and repair the same as described in a deed from A. F. Hutchinson Land Co., Inc. to Phillip Lunt dated January 15, 1924 and recorded in the Kennebec County Registry of Deeds in Book 672, Page 395.

This conveyance is made subject to an easement given to the City of Waterville Sewerage dated 1972, and recorded in the Kennebec County Registry of Deeds in Book 1602, Page 249.

The foregoing premises are granted subject to John C. Loomis assuming full liability for a first mortgage to Citibank, ME dated June 1, 1988 and recorded in the Kennebec County Registry of Deeds at Book 3357, Page 258. As part of the consideration for this deed, John C. Loomis agrees to hold Rebecca J. Loomis harmless on the above mentioned mortgage deed and underlying promissory note.

Meaning and intending to convey the same premises conveyed to John C. Loomis and Rebecca J. Loomis by deed dated June 1, 1988 and recorded in the Kennebec County Registry of deeds at Book 3357, Page 256.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said JOHN C. LOOMIS, his heirs and assigns forever.

And I do covenant with the said Grantee, his heirs and assigns, that I will warrant and forever defend the said premises to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under REBECCA J. LOOMIS.

IN WITNESS WHEREOF, I, the said REBECCA J. LOOMIS, as Grantor, relinquishing and conveying my right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 28 day of September, in the year of our Lord one thousand nine hundred and eighty-eight.

Signed, Sealed and Delivered  
in presence of

John C. Austin

Rebecca J. Loomis  
REBECCA J. LOOMIS

State of MAINE

Kennebec, ss.

September 28, 1988

Personally appeared the above named REBECCA J. LOOMIS and acknowledged the above instrument to be her free act and deed.

Before me,

John C. Austin  
Notary Public  
JOHN C. AUSTIN

RECEIVED KENNEBEC SS.

1988 OCT -4 PM 1:40

TEST: Hammond  
REGISTER OF DEEDS